

137 NUTT STREET

Phoenixville, PA | 19460

2 SUITES ± 400 - 750 SF AVAILABLE | FOR LEASE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

BILL HESS
610-321-1111
www.bennettwilliams.com

Bennett WILLIAMS
RETAIL

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PROPERTY OVERVIEW

137 Nutt Rd is a mixed-use building of office, retail, and apartments. The property is located on the east side of town directly across the street from Phoenixville Hospital. The traffic counts on Nutt Rd are 19,000vpd. The building is very visible to Nutt Rd and has private parking with prominent signage.





LOCATION

This property is highly visible coming into and going out of the borough. Starr Street (from the borough) and Route #23 (from Valley Forge Park) are heavily traveled commuter roads. These roads conveniently lead into the suburbs of Chester County as well as King of Prussia and Philadelphia. Coming from eastern locations, Starr Street is the main vein to access the downtown restaurant and entertainment venues as well as many single homes, avoiding major traffic.

TRADE AREA

Phoenixville Borough is in Chester County Pa., 28 miles north west from Philadelphia and 9 miles west of King of Prussia. Surrounding suburbs include, Oaks, Kimberton, Collegeville and Malvern. Phoenixville recently experienced a downtown revitalization with the renovation of the famous Colonia Theater and the addition of several national restaurants, boutiques, over 10 craft breweries, and 1 distillery. Phoenixville Hospital (Tower Health), and its medical affiliates, is located within 1.5 miles of the center. Phoenixville is continually named top 10 small towns in Pennsylvania as a "must visit" or "best for young families" town.



DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	13,245	41,472	93,662
	TOTAL EMPLOYEES	5,959	16,311	61,878
	AVERAGE HHI	\$91,854	\$137,571	\$139,988
	TOTAL HOUSEHOLDS	5,895	16,859	37,113

TRAFFIC COUNTS

NUTT ROAD: 10,859 VPD

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